

**DEVELOPMENT REVIEW COMMITTEE
MEETING MINUTES
May 18, 2005**

DRC Members present: David McDevitt, Development Services Director
Tony Park, Public Works Director
Roxanne Manning, TLCPD Land Use Manager

Meeting was called to order by David McDevitt at 10:00am.

Hidden Pond Concept Planned Unit Development (PUD):

A brief overview of the project was presented by Scott Brockmeier, Planner II. The proposal is for a PUD on 6 lots located on the west side of Meridian Road, just south of Gardner Road, totaling 28.91 acres. The property is inside the Urban Service Area (USA) and is currently zoned Lake Protection (LP). The property is bound on the west by a vacant wooded parcel zoned Rural (R), on the north by Gardner Road, on the east by Meridian Road, and on the south by low-density residential development zoned Rural. If approved, the PUD will amend the Official Zoning Map to change the zoning from LP to PUD. The site contains closed basin characteristics, and pursuant to the provisions of the LP zoning district, any land within a closed basin may be rezoned to another appropriate district by amendment of the official zoning map through the PUD process. The applicant proposes to rezone the property to PUD and develop a single-use development consisting of 30 single family detached residential units.

It was noted that the final development plan is at Technical Staff Review level; therefore it cannot be scheduled for DRC until the Board approves the Concept Plan.

Staff recommends approval of the Hidden Pond PUD Concept Plan with the following condition:

1. Provide to Scott Brockmeier, Growth and Environmental Management, and Cherie Bryant, Tallahassee-Leon County Planning Department (TLCPD), a written commitment to provide an easement (30 feet) along Meridian Road and Gardner Road for future Greenway improvements.

Grady Underwood, Environmental Compliance, reviewed the many environmental constraints on the property, but also noted that the proposed concept plan was found to be in general compliance with Code requirements.

Roxanne Manning, TLCPD, stated that the Canopy Roads Committee recommended approval of the proposed PUD concept plan.

Tony Park, Public Works, stated that the County will be entering into an agreement with the applicant for some improvements to Gardner Road, and that the stormwater pond is sufficient for these improvements. The County will also take over maintenance of the stormwater pond.

Ms. Manning made a motion to recommend to the Board of County Commissioners approval of the proposed Hidden Pond PUD Concept Plan with the condition that the applicant provide to

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Scott Brockmeier, Growth and Environmental Management, and Cherie Bryant, Tallahassee-Leon County Planning Department (TLCPD), a written commitment to provide an easement (30 feet) along Meridian Road and Gardner Road for future Greenway improvements.

Mr. Park seconded the motion. All were in favor and motion passed.

The Planning Commission Public Hearing for this proposal is tentatively scheduled for July 5, 2005 (or June 7, 2005 if agenda permits), and will then be scheduled on the Board of County Commissioner's agenda for final Public Hearing.

Meeting adjourned.